Myatt Drive-Anderson Lane Specific Plan

Metropolitan Planning Department
November 6, 2007 2007SP-165G-04

Figure 1: Included Properties and Subdistricts

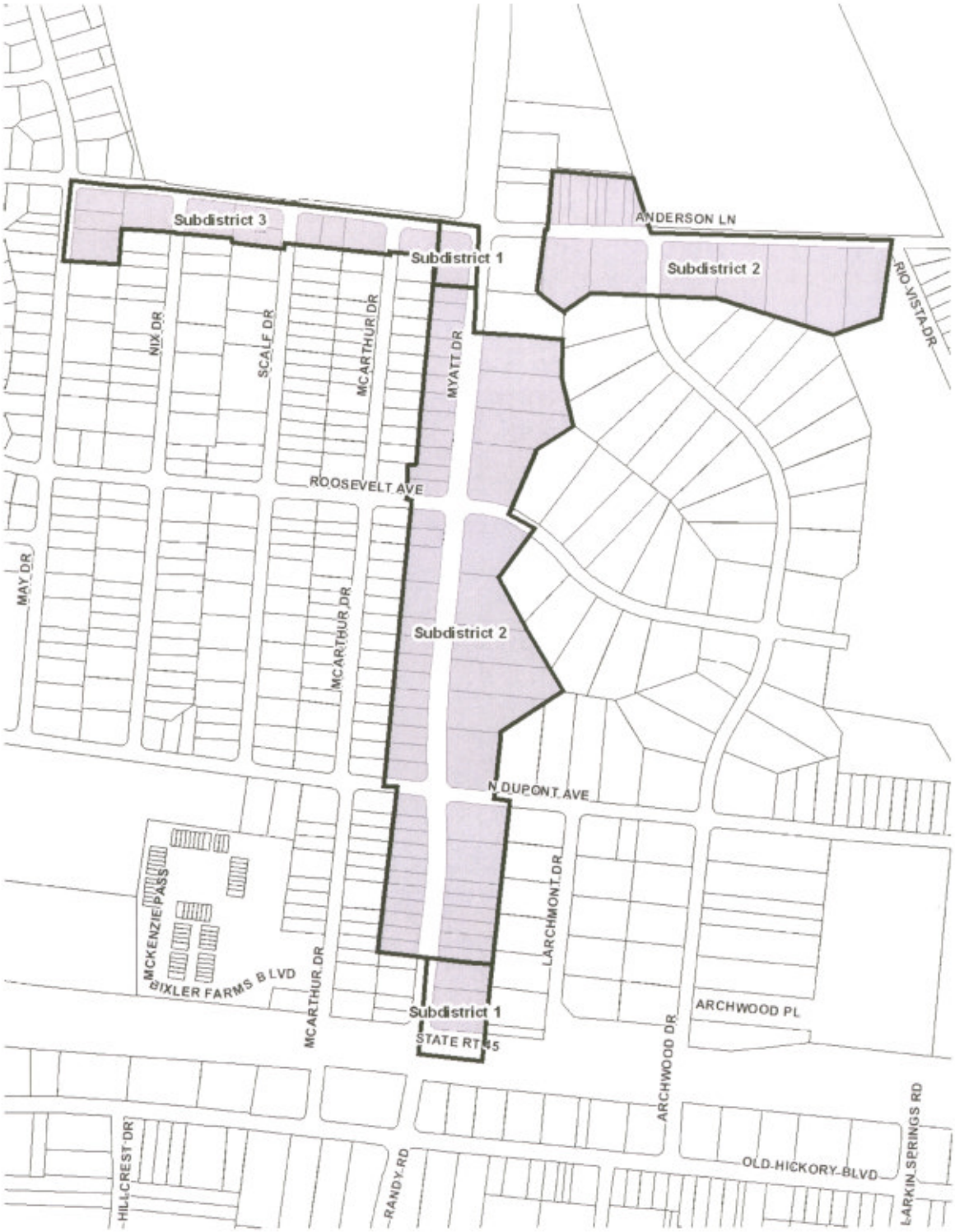
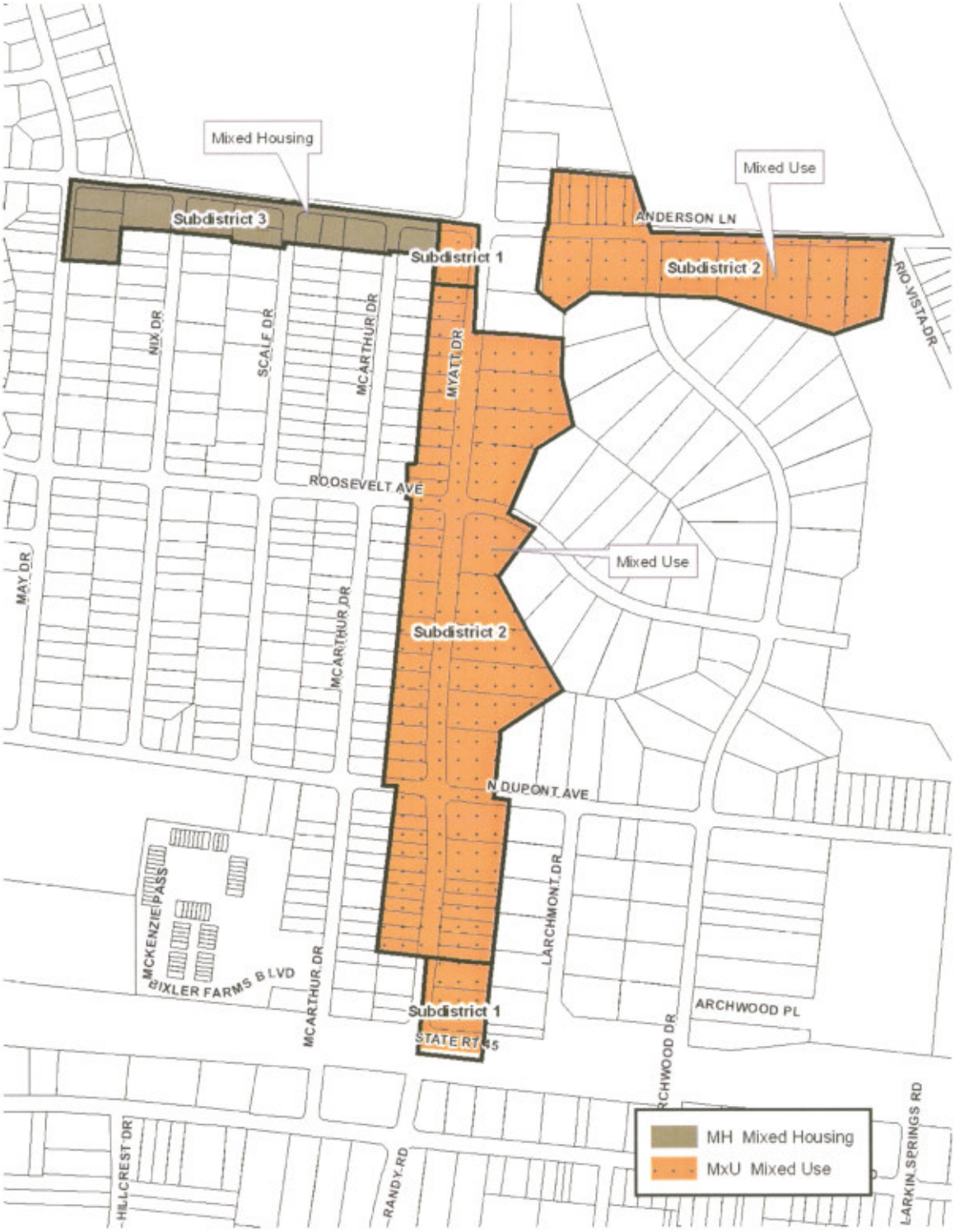
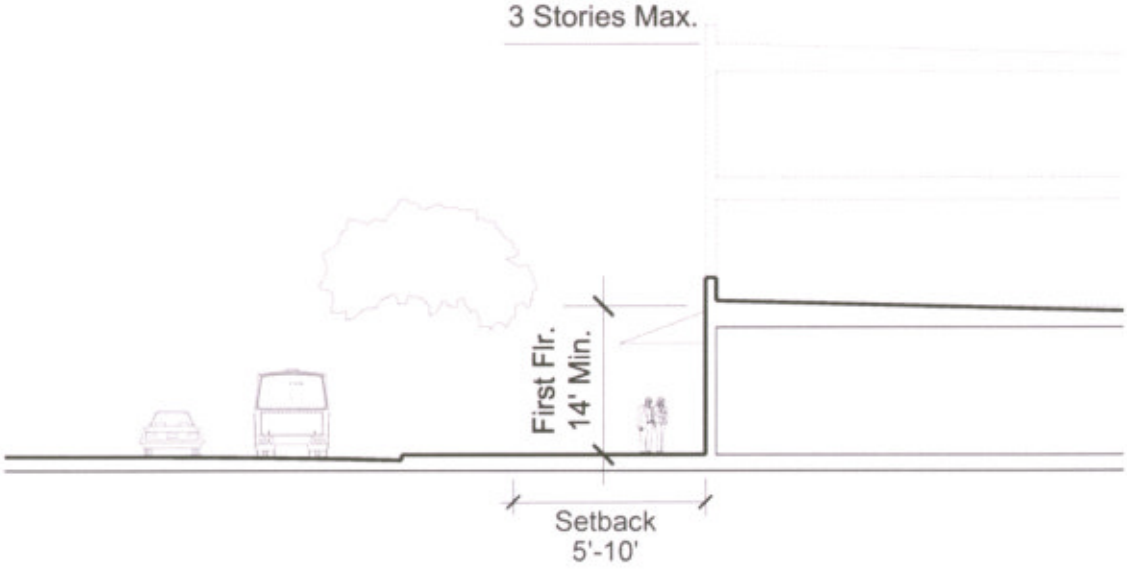
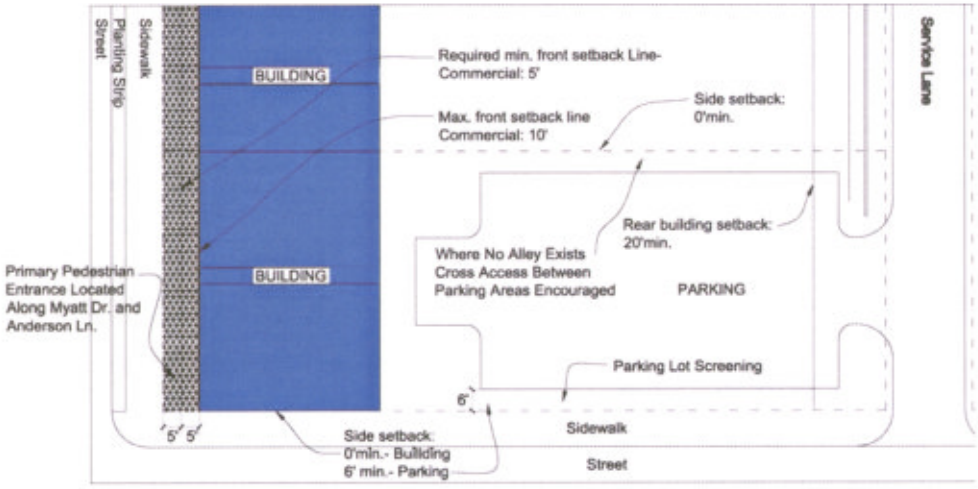


Figure 2: Detailed Land Use Map

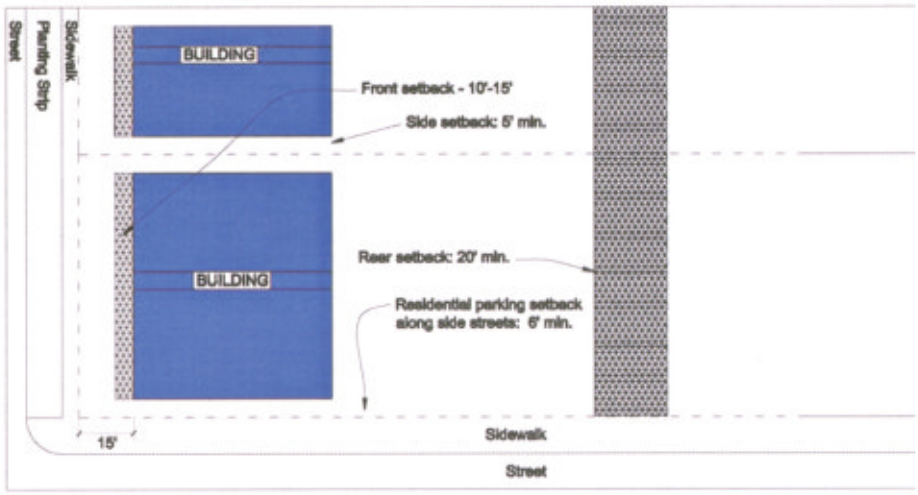




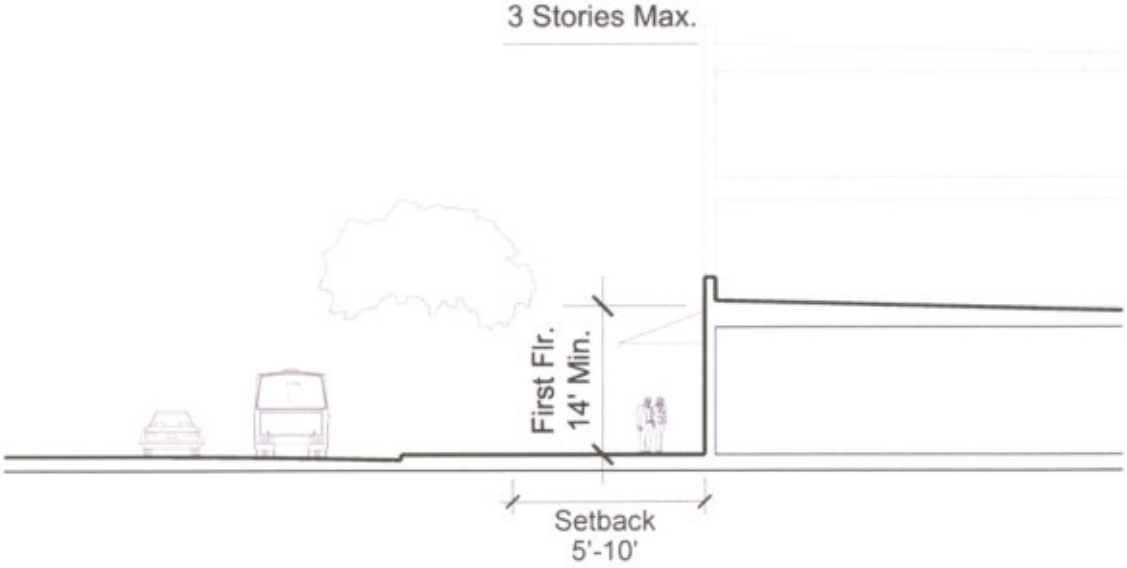
Subdistricts 1 & 2: Commercial



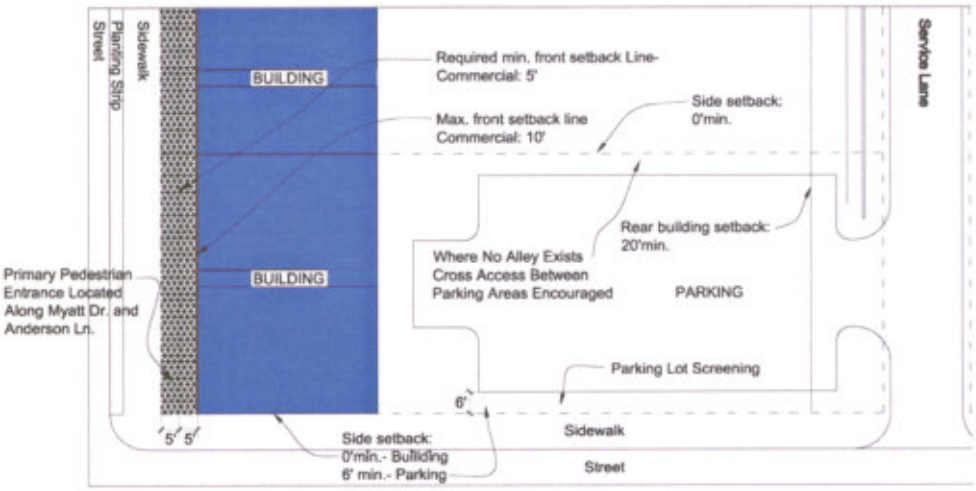
Subdistrict 1 & 2: Commercial



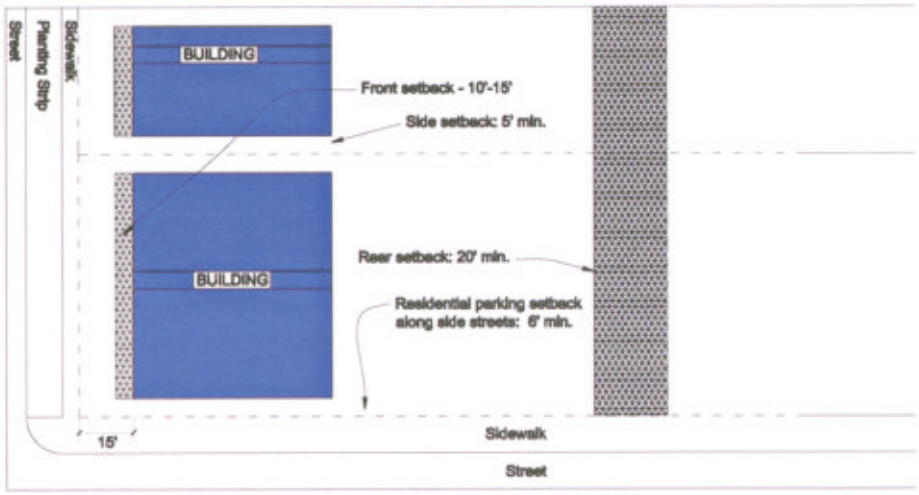
Subdistrict 1: Residential



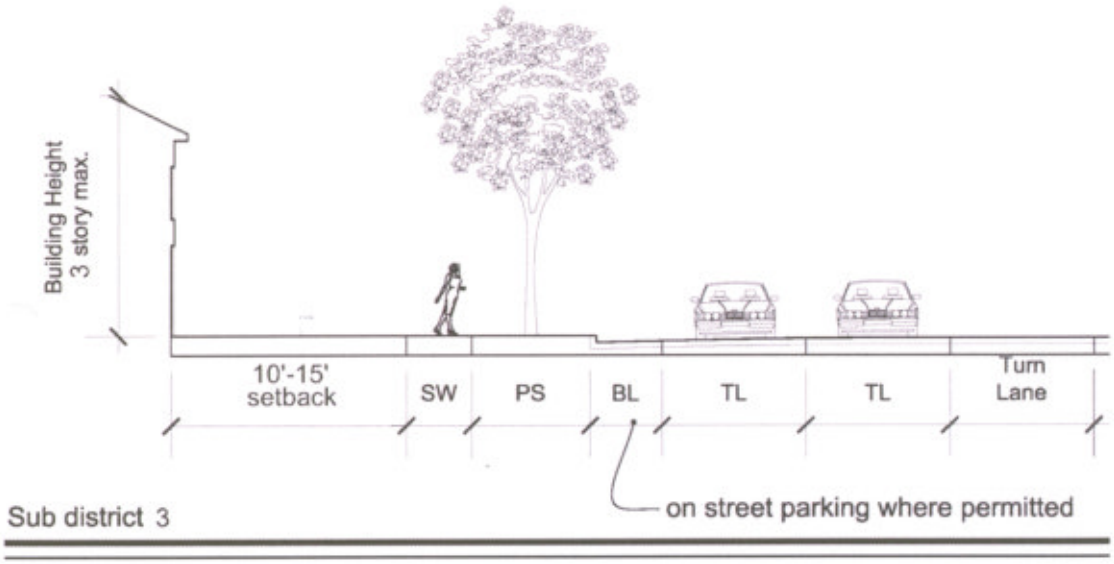
Subdistricts 1 & 2: Commercial

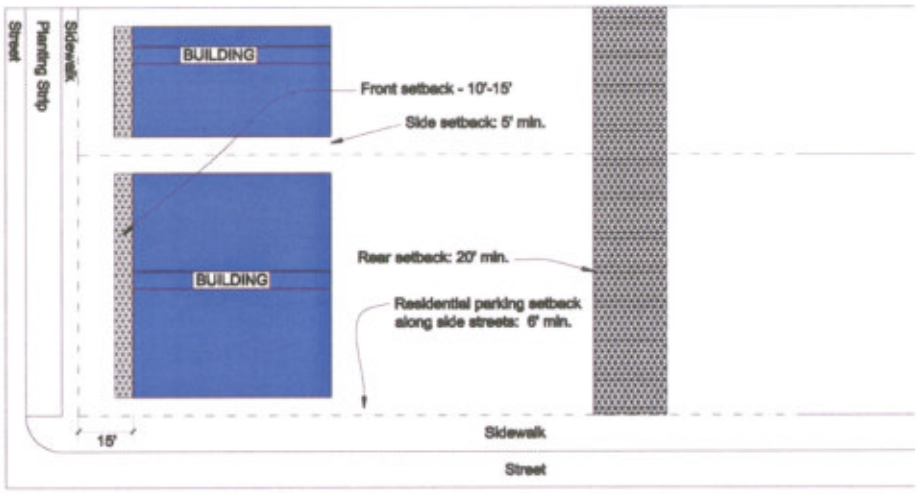


Subdistrict 1 & 2: Commercial



Subdistrict 2: Residential



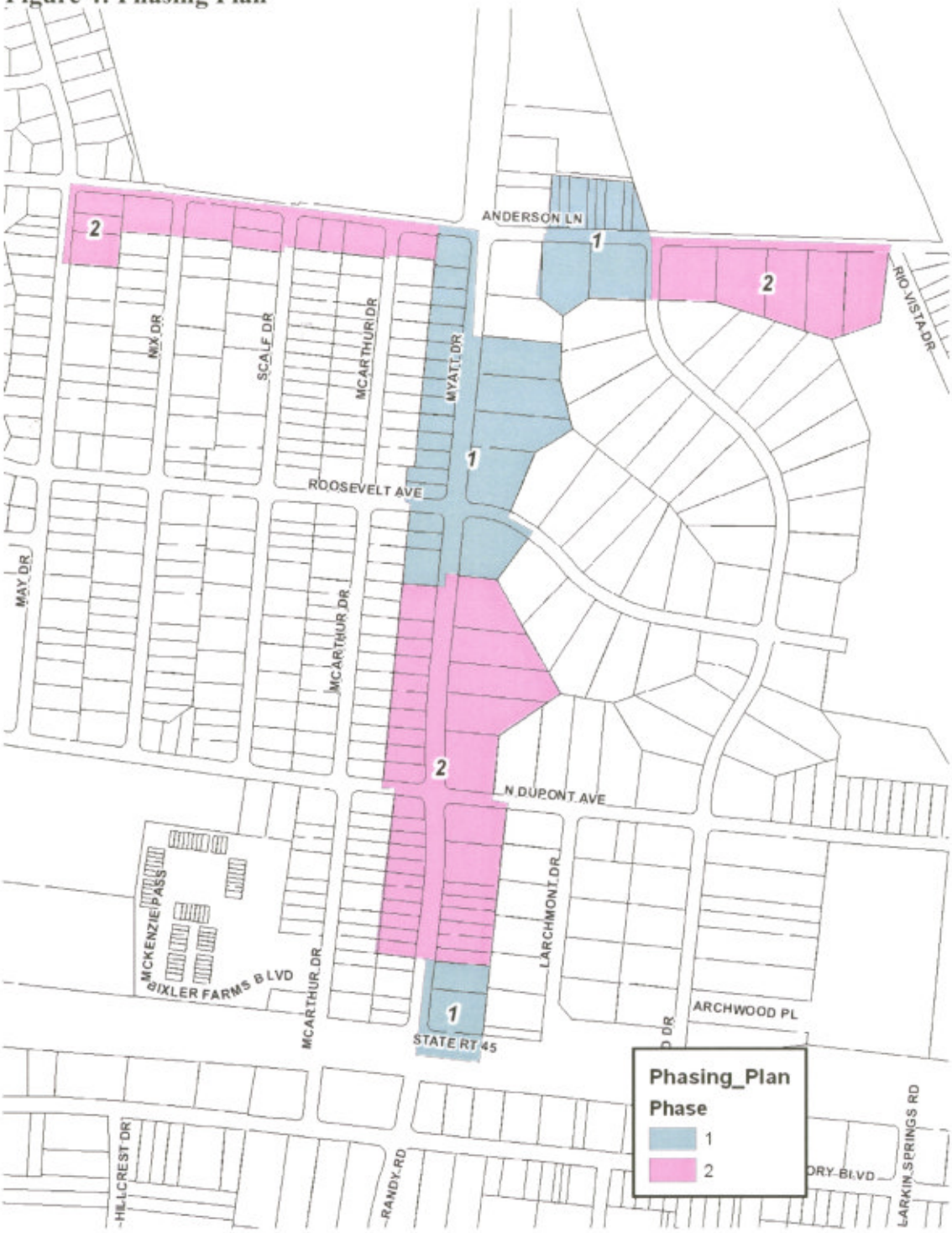


Subdistrict 3: Residential

Figure 3: Conceptual Access Management Plan

Figure 3: Conceptual Access Management Plan

Figure 4: Phasing Plan



- The roadway improvements shall be completed in no more than two phases that match this phasing plan.
- Approximately 1/2 of the street will be completed during normal construction of structures within Subdistricts 1, 2, and 3. A bond to ensure completion of the System Improvements, as required by this SP, will remain in place for the remaining 1/2 of the street until completed. If the build-out is not completed within 5 years, the remaining section of the street will be completed.
- It is assumed that upon substantial completion of each phase of these improvements, that Metro Public Works will be responsible for the maintenance of the improvements.
- Public Works design standards, including cross-sections, geometry, and off-site improvements, shall be met prior to approval of roadway or site construction plans. Final design and improvements may vary based on field conditions.

Map/Parcel #	Owner	Property Address	City	State	Zip
04307013000	RANDELL, CHRISTOPHER L. & RENEE L.	927 ANDERSON LN	MADISON	TN	371
04307012700	DIAZ, BALTAZAR M. & VALLE, FERNANDA C. ET AL	913 B ANDERSON LN	MADISON	TN	371
04307012100	GRUITA, LAZAR & MARIA	909 ANDERSON LN	MADISON	TN	371
04307012600	GRUITA, LAZAR & MARIA	911 ANDERSON LN	MADISON	TN	371
04307012300	LARA, JOSE MARIO	917 ANDERSON LN	MADISON	TN	371
04307012800	LARA, JOSE MARIO	919 ANDERSON LN	MADISON	TN	371
04307012400	LARA, MARIO JOSE	921 ANDERSON LN	MADISON	TN	371
04307012500	RANDELL, CHRISTOPHER L. & RENEE L.	925 ANDERSON LN	MADISON	TN	371
04306008500	MONEYMAKER, DAVID L.	336 MAY DR	MADISON	TN	371
04306008600	ONATE, SAMUEL M. & IGNACIA DE	331 NIX DR	MADISON	TN	371
04306010500	SCHAUFFERT, ALEX	316 NIX DR	MADISON	TN	371
04306010600	SPARKS, ANGELA & CHARLES	333 SCALF DR	MADISON	TN	371
04306008400	GROGAN, GEORGE P.	332 MAY DR	MADISON	TN	371
04307000100	HYMER, TIM & SARA	330 SCALF DR	MADISON	TN	371
04307011700	HYMER, TIM & SARA	810 ANDERSON LN	MADISON	TN	371
04307003300	SEC OF HUD	324 MCARTHUR DR	MADISON	TN	371
04307011500	ROSE, GARY & MARY	326 MYATT DR	MADISON	TN	371
04306034900	MAUGERI, JEFFREY E. & CYNTHIA SUE	329 SCALF DR	MADISON	TN	371
04306008300	MOLINA, ARMANDO & ORTEGA, NELI	328 MAY DR	MADISON	TN	371
04307003400	JONES, JAMES O. ETUX	349 MCARTHUR DR	MADISON	TN	371
04307007100	BUCK, M. E. ETUX	904 ANDERSON LN	MADISON	TN	371
04307007200	PHELPS, MORRIS R.	341 ARCHWOOD DR	MADISON	TN	371
04307008900	URIBE, SANTOS L. & MARIA G.	340 ARCHWOOD DR	MADISON	TN	371
04307009000	PERRY, ELSIE L.	910 ANDERSON LN	MADISON	TN	371
04307009100	ROBINSON, TERRANCE & DOROTHY	914 ANDERSON LN	MADISON	TN	371
04307009200	WILLIS, JOAN GOODE	916 ANDERSON LN	MADISON	TN	371
04307009300	BREWINGTON, CLAUDE	920 ANDERSON LN	MADISON	TN	371
04307005700	FREEMAN, MARY B.	328 MYATT DR	MADISON	TN	371
04307005600	GEEL, CONNIE	324 MYATT DR	MADISON	TN	371
04307005500	BROWN, THOMAS J.	322 B MYATT DR	MADISON	TN	371
04307005400	LOPEZ-GUERRERO, PEDRO DANIEL	322 MYATT DR	MADISON	TN	371
04307006800	TOBITT, HARVEY E.& MARY NELL	313 MYATT DR	MADISON	TN	371
04307005300	TRUEHEART, MARION O. & DAWANNA	320 MYATT DR	MADISON	TN	371
04307005200	HARRISON, BILLY JOE & WILMA FAY	318 MYATT DR	MADISON	TN	371
04307006700	WILLIAMS, FLORENCE V.& RONALD D.& DORIS A.	309 MYATT DR	MADISON	TN	371
04307005100	DORRIS, E. L. ETUX	316 MYATT DR	MADISON	TN	371

Map/Parcel #	Owner	Property Address	City	State	Zip
04307005000	OPOO, DAVID R.	314 MYATT DR	MADISON	TN	371
04307006600	KRAUSE, ROBERT	305 MYATT DR	MADISON	TN	371
04307004900	DYER, KELLY JO	312 MYATT DR	MADISON	TN	371
04307004800	WILLIAMS, FIELDING BROWN ETUX	310 MYATT DR	MADISON	TN	371
04307006500	FANN, EDWARD ETUX	901 ROOSEVELT AVE	MADISON	TN	371
04307004700	WILLIAMS, F. B. ETUX	0 MYATT DR	MADISON	TN	371
04307004600	ENGLISH, DENIS K.	304 MYATT DR	MADISON	TN	371
04307011600	SMITH, RANDALL & DEVAN	300 MYATT DR	MADISON	TN	371
04307006200	BINKLEY, BETTY NORRIS ETVIR	238 MYATT DR	MADISON	TN	371
04311006200	KEEN, WOODROW R. ETUX	900 ROOSEVELT AVE	MADISON	TN	371
04311003400	BISHOP, D. STEVE ET UX	236 MYATT DR	MADISON	TN	371
04311003500	HARPER, LONNIE	234 MYATT DR	MADISON	TN	371
04311006100	KOCH, CRAIG JOHN & LOUANNE BAKICH TRUSTEE	217 MYATT DR	MADISON	TN	371
04311006000	MCCAWLEY, GEORGYE	213 MYATT DR	MADISON	TN	371
04311004100	COMAN, BENJAMIN C.	216 MYATT DR	MADISON	TN	371
04311005900	RHODES, J. F. ETUX	209 MYATT DR	MADISON	TN	371
04311004200	ADKINS, CHRISTINE	214 MYATT DR	MADISON	TN	371
04311004300	JOHNSON, MARY JANE	212 MYATT DR	MADISON	TN	371
04311005800	BIGGS, MARVIN E. & DEBIO S.	205 MYATT DR	MADISON	TN	371
04311004400	SHARP, EDWARD D. & RUTH L.	210 MYATT DR	MADISON	TN	371
04311004500	BUNCH, HERBERT F.	208 MYATT DR	MADISON	TN	371
04311005700	DAVIS, ERIC T.	201 MYATT DR	MADISON	TN	371
04311004600	WARD, DIANA R.	206 MYATT DR	MADISON	TN	371
04311004700	JONES, ROBERT M.	206 MYATT DR	MADISON	TN	371
04311013000	HARPER, LONNIE RAY	140 MYATT DR	MADISON	TN	371
04311015500	ARNOLD, SHIRLEY	129 MYATT DR	MADISON	TN	371
04311013100	HARPER, LONNIE RAY	128 MYATT DR	MADISON	TN	371
04311013200	HARPER, LONNIE RAY	124 MYATT DR	MADISON	TN	371
04311015400	COORDINATION PLUS, LLC & MCKELLAR, J. & J.	123 MYATT DR	MADISON	TN	371
04311013300	HARPER, EARNEST R.	120 MYATT DR	MADISON	TN	371
04311013400	HARPER, LONNIE RAY	118 MYATT DR	MADISON	TN	371
04311013500	KIDD, RICHARD & MARY	116 MYATT DR	MADISON	TN	371
04311018800	GREEN, JAMES A. ETUX	121 MYATT DR	MADISON	TN	371
04311013600	MOSS INVESTMENTS	114 MYATT DR	MADISON	TN	371
04311015300	GREEN, JAMES A. ETUX	119 MYATT DR	MADISON	TN	371
04311013700	WILCHER, KEVIN D.	112 MYATT DR	MADISON	TN	371

Map/Parcel #	Owner	Property Address	City	State	Zip
04311018900	GREEN, JAMES A. ETUX	117 MYATT DR	MADISON	TN	371
04311013800	RUSLOW, JESSICA L.	110 MYATT DR	MADISON	TN	371
04311015200	LEEPER, DEBORAH L.	115 A MYATT DR	MADISON	TN	371
04311013900	STARKEY, BRIAN	108 B MYATT DR	MADISON	TN	371
04311019400	LEEPER, DEBORAH L.	113 A MYATT DR	MADISON	TN	371
04311014000	JOHNSON, LARRY KENNETH	108 A MYATT DR	MADISON	TN	371
04311015100	LEEPER, DEBORAH L.	113 MYATT DR	MADISON	TN	371
04311014100	JOHNSON, LARRY KENNETH & FRANCES NADINE	108 MYATT DR	MADISON	TN	371
04311015000	STRZELECKI, HENRY P.	111 MYATT DR	MADISON	TN	371
04311014200	JOHNSON, L. KEN	106 MYATT DR	MADISON	TN	371
04311014900	PHIFER, DANYE SUE BROADWAY	107 MYATT DR	MADISON	TN	371
04311014300	JOHNSON, L. KEN	102 MYATT DR	MADISON	TN	371
04311014400	JOHNSON, L. KEN	100 MYATT DR	MADISON	TN	371
04311003700	HARPER, ERNEST	222 MYATT DR	MADISON	TN	371
04311003900	COVINGTON, MARGIE	220 MYATT DR	MADISON	TN	371
04311004000	SATTERFIELD, JAMES F. ETUX	218 MYATT DR	MADISON	TN	371
Total Acreage					

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How to Use This Plan

This document establishes the land use and design standards for the properties in the Myatt Drive - Anderson Lane SP. The SP district is divided into three subdistricts, each with its own character. Within each subdistrict, the following elements are present:

Development guidelines – used to explain the urban design intent of the SP district. Future development is intended to be consistent with the development guidelines, but they are not regulatory in nature.

System regulations – address "systems" within the SP district (transportation, parking, and access; streetscape; signage; and landscaping and buffering) to insure consistent development within each subdistrict. For each subdistrict, goals and standards are provided for each system category. The goals describe the intent of the SP for each system within the subdistrict and the standards provide the framework to achieve the goals. The standards are regulatory: all future development within the SP district must be consistent with the system standards for the subdistrict where it is located.

Building standards – specify standards for height, physical configuration, and urban design characteristics that are required for new buildings constructed within the SP district. While many different building types would be appropriate within each subdistrict, there are requirements that all new buildings within the SP district must meet. The standards are presented through text, graphic representations, and photographic examples of buildings consistent with the standards. These standards are regulatory; all future buildings within the SP must be consistent with them.

Land Uses – establish the permitted and excluded land uses for each subdistrict. In general, the permitted land uses for each subdistrict are intended to be consistent with the applicable Community Plan adopted by the Metro Planning Commission, including any Detailed Neighborhood Design Plan that may apply. The permitted and excluded land uses are regulatory; all future development within the SP district must be consistent with them.

Signage standards – specific signage requirements are provided for each subdistrict, as well as general sign standards, which are detailed in a separate section. The sign standards are regulatory: all future development within any portion of the SP must be consistent with them.

All provisions described above as regulatory in nature have the same force and effect as, but are variations from, the standards set forth for the base zone districts in the zoning regulations of the Metro Code. Any final development construction plans submitted for approval under the SP will be reviewed for adherence to these provisions.

Final site plans shall be submitted in the future for any development within the boundary of the SP. Final site plans shall consist of a detailed set of construction plans that fully demonstrate compliance with the SP and shall specifically describe the nature and scope of development to serve as the basis for the issuance of permits by the Codes Department and all other applicable Metro departments.

Applicants are encouraged to work with Metro Planning staff early in the design and development process. Where obvious physical constraints exist on a site within the SP, Planning staff will review alternative design solutions that achieve the intent of the SP for that subdistrict. Where a single use or function spans more than one subdistrict, Planning staff will work with the applicant to determine alternative solutions that achieve the design intent of the SP.

Application of Guidelines, Standards, and Regulations

The design guidelines, system regulations, building standards, land uses, and signage standards apply to all property located within the SP district as described below, with the exception of individual single and two family residences, which shall be exempt from the system regulations. The standard provisions for the zoning district identified in the table for each subdistrict shall control the development guidelines, system regulations and building standards for any frontage on a side street within the SP district.

The design guidelines, system regulations, and building standards of this SP shall apply to the redevelopment of property when the provisions of paragraphs 1 or 2 below are met.

1. The value of any one improvement is twenty-five percent, or the value of multiple improvements during any five-year period is fifty percent, of the value of all improvements on the lot prior to improvement; or

2. The total building square footage of any one improvement is twenty-five percent, or the total building square footage of multiple improvements during any five-year period is fifty percent, of the total building square footage of all improvements on the lot prior to improvement.

Notwithstanding paragraphs 1 and 2, above, all signage provisions contained in this SP shall apply to all sign-related permits.

The permitted and excluded land uses contained in Section D for each subdistrict contained herein shall apply to all properties located within the SP district upon adoption of this SP ordinance by the Metro Council.

For any provisions not described in this SP, the bulk regulations for all properties located within the SP district shall be determined by reference to the zone districts included in the land use table in Section D for each subdistrict.

Prior to applying for a building permit, applicants shall submit to the Planning Department four complete sets of final construction documents, including site plan and landscape plan, for review and approval prior to the issuance of permits.

Any variations from System Regulations or Building Standards that meet the intent of this document may be approved by the Executive Director of the Planning Department. Any variations or requested changes to the System Regulations or Building Standards that do not meet the intent of this document must be approved by Metro Council.

Intent of the Plan and Goals

The Specific Plan (SP) District is a zoning district intended to implement the context-sensitive urban design and land use compatibility provisions of the General Plan. The Myatt Drive – Anderson Lane Specific Plan is located in Council District 9 and contains 33.19 acres of land. This SP encompasses all parcels of land that abut Myatt Drive from its intersection with State Route 45 on the southern end, to its intersection with Anderson Lane on the northern end with the exception of parcels 04307006900, 04307007000, 04311014100, 04311014200, 04311014300, and 04311014400. The SP also includes the south side of Anderson Lane from May Drive to Myatt Drive, both sides of Anderson Lane from approximately 200 feet east of Myatt Drive to Archwood Drive, and the south side of Anderson Lane from Archwood Drive to Rio Vista Drive. The SP district standards are guided by the land use policies adopted for each segment of the corridors. Development standards have also been created to address various issues including building design and placement, signage, parking and access, landscaping, and land use restrictions.

The following goals served as the guiding principles in the development of the general standards contained within this document.

1. To provide for the daily needs of residents and visitors by providing pedestrian friendly neighborhood centers in strategic locations along the corridor.

2. To encourage walking, cycling, and transit as viable transportation options, by providing a mix of uses and promoting construction of a system of sidewalks and transit shelters.

3. To improve the aesthetics and economic viability of the corridor by using zoning to discourage land uses perceived to have a negative impact on the surrounding community.

4. To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.

5. To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

6. To prevent visual clutter from signage along the corridor.

Site Description

The Myatt Drive - Anderson Lane Specific Plan is located along the corridor of Myatt Drive from its intersection with State Route 45 (Old Hickory Blvd.) on the southern end, to its intersection with Anderson Lane on the northern end, and along the south side of Anderson Lane from May Drive to Myatt Drive, both sides of Anderson Lane from Myatt Drive to Archwood Drive, and the south side of Anderson Lane from Archwood Drive to Rio Vista Drive. The properties subject to this SP zoning district are those parcels or portions of parcels shown in the shaded area on the map attached hereto as Exhibit 1. The SP is located entirely within Davidson County and the Madison Community Plan area (Subarea 4). The corridor currently consists primarily of single- and two-family homes with a commercial establishment at the northwest corner of Myatt Drive and State Route 45. The intent for this SP is for Myatt Drive – Anderson Lane to redevelop into a moderate-intensity mixed use area, with a purely residential section along the south side of Anderson Lane between May Drive and Myatt Drive.

Because the character of the corridors changes as one travels along them, the SP has been divided into three subdistricts to reflect the desired character of each section. The subdistricts are:

1. Gateway Corners: Myatt Drive/Anderson Lane intersection properties and Myatt Drive/State Route 45 properties;
2. Corridor Segments/Central Corners: Properties along Myatt Drive between the two Gateway Corners and properties along Anderson Lane east of Myatt Drive intersection properties;
3. Anderson Lane Residential Transition: Properties on the south side of Anderson Lane between May Drive and Myatt Drive intersection properties.

Subdistrict 1: Gateway Corners

A. Development Guidelines

The development guidelines should be reviewed as a general guide for appropriate building placement, parking arrangement, signage, landscaping, and street design, all of which are described in greater detail in later subsections. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 1:

- Provide meaningful transportation options;
- Provide vehicular access from joint access points to minimize vehicular/pedestrian conflict points;
- Include planted pedestrian islands to limit vehicular left turns and provide pedestrian refuge;
- Screen off-street parking from public view;
- Encourage development with moderate to shallow setbacks;
- Provide sidewalks with wide planting strips and street trees in planting strip;
- Provide pedestrian scale lighting;
- Provide street furniture; and
- Encourage land uses as guided by the SP.

B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options.

Standards:

1.1 Vehicular access to lots shall be from joint access points to minimize vehicular/pedestrian conflict points.

1.2 Provide cross access for parking for all new development.

1.3 Provide planted pedestrian islands to improve pedestrian and vehicular safety, and reduce stormwater impact.

1.4 Place off-street parking for all new development to the rear of buildings wherever possible and to the side only if necessary.

1.5 Screen all off-street parking from public view.

1.6 The Conceptual Access Management Plan shall be used to guide access management within Subdistrict 1.

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2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, including pedestrians.

Standards:

2.1 Provide sidewalks with planting strips that are wider than the standard minimum planting strips or on-street parking bays with street trees in planting strips.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Include formal street furniture such as trash receptacles and benches.

2.4 Use lighting scaled to serve pedestrians and vehicles.

2.5 Locate and/or screen utility boxes from public view.

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3. Signage

Goal: To assist those who live, work, and shop within the SP area in finding destinations, while preventing visual clutter that threatens traffic safety and is harmful to the appearance of the community.

Standards:

3.1 Building-mounted and monument signs are permitted; no pole-mounted signs are allowed.

3.2 No back lit, or internally lit signs.

3.3 Construct signs with durable materials that are easy to maintain.

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4. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Standards:

4.1 Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.

4.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

4.3 Plant street trees to soften architecture and provide shade and comfort to pedestrians.

4.4 Screen using vegetation, fencing, or a combination. The landscape buffer yard standards for the Urban Zoning Overlay District shall apply on the west side of Myatt Drive.

Bonding for all required improvements shall take place prior to the issuance of building permits and shall be phased in accordance with the Phasing Plan.

C. Building Standards

Subdistrict 1 is intended to create gateway entrances to a boulevard-style corridor with moderate to shallow setbacks and building scale that reflect the context of the area and to meet the daily needs of residents by providing a mix of housing and businesses in a pedestrian-scaled environment.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 1. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended. Any new development within Subdistrict 1 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict.

BUILDING REGULATIONS: Subdistrict 1.

- Setbacks.
  Commercial-
  Front: 5' min. - 10' max. Additional setbacks may be required to accommodate outdoor dining, adequate pedestrian buffers, and wide sidewalks.
  Rear: 20' min.
  Side: 0' min. for primary structures; 6' min. for parking along side streets.
  Residential-
  Front: 10' min. - 15' max.
  Rear: 20' min.
  Side: 5' min. for primary structures; 6' min. for parking along side streets.

- Height
  - 14' min. - Three Stories / 45' max.

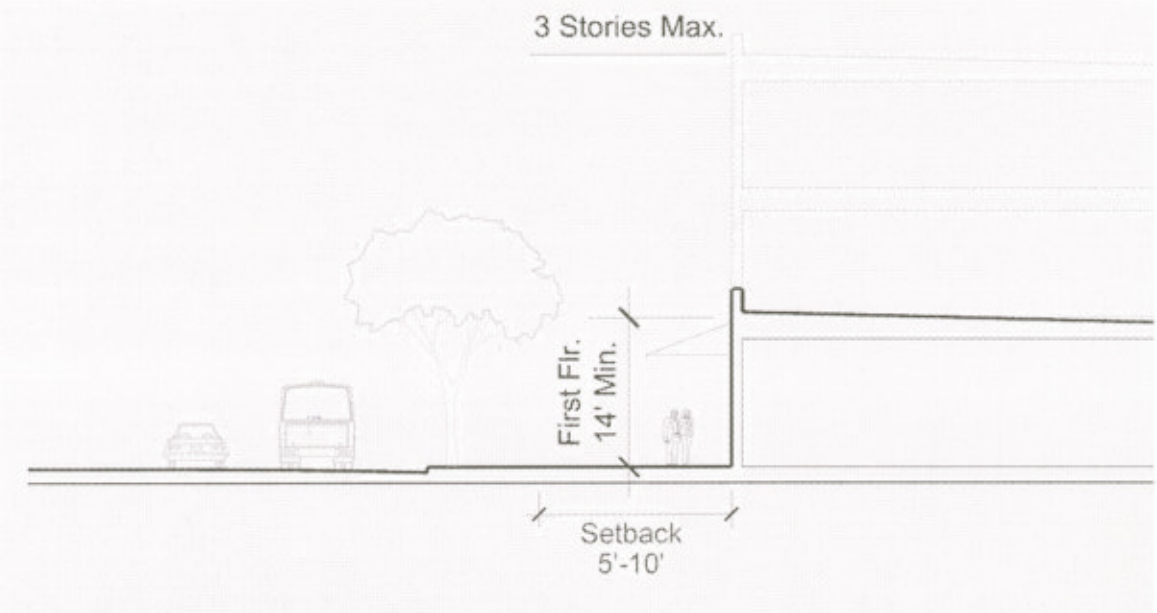
- Massing and Scale
  - A primary pedestrian/ customer entrance shall be located along Myatt Drive. Minimum glazing requirement of 35 percent for first story, and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recesses and projections a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of facade length.

- Parking Location
  - Behind or if necessary beside the structure

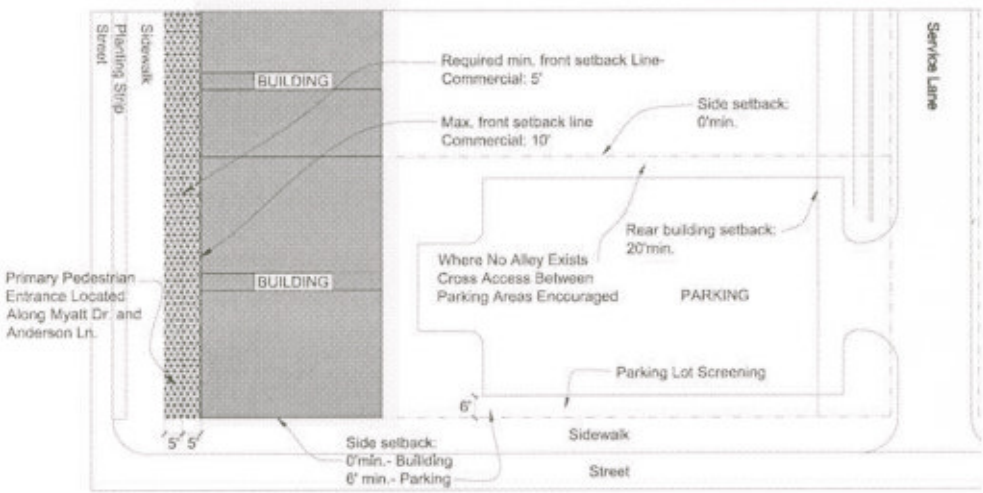
- Streetscape
  - Street trees in wide planting strips; street furniture where appropriate.

- Signage
  - Building Sign- Projecting; Building Sign- Wall Mounted; Awning Sign. (See "Signage Standards" for additional signage regulation.)

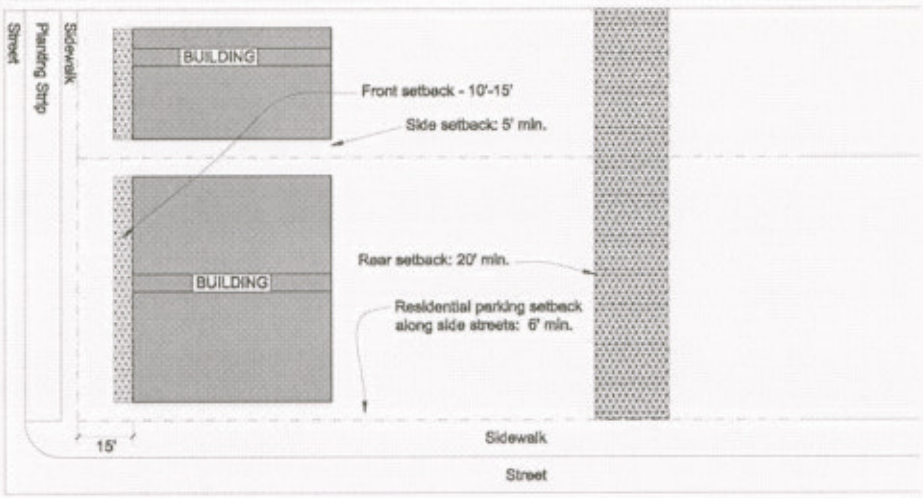
- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal Buildings; Brightly colored Exterior Siding



Subdistricts 1 & 2: Commercial



Subdistrict 1 & 2: Commercial



Subdistrict 1: Residential

D. Land Uses

Except as specifically excluded herein, the land uses permitted in Subdistrict 1 shall be determined by reference to the zone districts listed in Table 1, below. The land use areas listed in Table 1 are those shown on the Detailed Land Use Map that is included in this Specific Plan.

Table 1

Subdistrict 1 Land Use Area	Zone District for Land Use Purposes
Mixed Use	MUL

Excluded Uses

Adult bookstore
Adult video store
Bar/nightclub
Heavy equipment sales and service
Light manufacturing
Mobile storage unit
Automobile sales, new
Automobile sales, used
Automobile service
Automobile repair
Automobile parking (except as necessary for a land use permitted under this SP)
Nonresidential drug treatment facility
Pawn shops
Temporary labor hall
Title loan
Warehouse
Scrap operation
Wrecker service
Mobile home dwelling
Carpet cleaning
Major appliance repair

Uses Permitted With Conditions

In addition to the standard list of permitted with conditions uses in the MUL zone district, the following shall be permitted with conditions uses within this Specific Plan subject to the following conditions:

Restaurant, Fast-Food/Restaurant, Full-Service/Restaurant, Take-Out

1. Each establishment shall be limited to five thousand square feet of gross floor area, maximum.
2. A restaurant, take-out, must be located within a permanent, enclosed structure.

E. Standards Not Specifically Included in This Plan

For any development standards, regulations and requirements not specifically shown on the

SP plan and/or included as a condition of Commission or Council approval, the standard Zoning Code requirements of the district listed in Table 1 shall apply in Subdistrict 1.

Subdistrict 2: Mixed Use Corners and Corridor

A. Development Guidelines

The development guidelines should be reviewed as a general guide for appropriate building placement, parking arrangement, signage, landscaping, and street design, all of which are described in greater detail in later subsections. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 2:

- Provide meaningful transportation options;
- Provide vehicular access from joint access points to minimize vehicular/pedestrian conflict points;
- Include planted pedestrian islands to limit vehicular left turns and provide pedestrian refuge;
- Screen off-street parking from public view;
- Encourage development with moderate to shallow setbacks;
- Provide sidewalks with wide planting strips or on-street parking bays and street trees in planting strip;
- Provide pedestrian scale lighting;
- Provide street furniture at high-volume pedestrian locations such as at Roosevelt Avenue and Myatt Drive and North Dupont Avenue and Myatt Drive and at transit nodes; and
- Encourage land uses as guided by the SP.

B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options.

Standards:

1.1 Vehicular access to lots shall be from joint access points to minimize vehicular/pedestrian conflict points.

1.2 Provide cross access for parking for all new development.

1.3 Provide planted pedestrian islands to improve pedestrian and vehicular safety, and reduce stormwater impact.

1.4 Place off-street parking for all new development to the rear of buildings wherever possible and to the side only if necessary.

1.5 Screen all off-street parking from public view.

1.6 The Conceptual Access Management Plan shall be used to guide access management within Subdistrict 2.

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2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, including pedestrians.

Standards:

2.1 Provide sidewalks with planting strips that are wider than the standard minimum planting strips or on-street parking bays with street trees in planting strips.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Include formal street furniture such as trash receptacles and benches at high volume pedestrian nodes such as at Roosevelt Avenue and Myatt Drive and North Dupont Avenue and Myatt Drive and at transit nodes.

2.4 Use lighting scaled to serve pedestrians and vehicles.

2.5 Locate and/or screen utility boxes from public view.

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3. Signage

Goal: To assist those who live, work, and shop within the SP area in finding destinations, while preventing visual clutter that threatens traffic safety and is harmful to the appearance of the community.

Standards:

3.1 Building-mounted and monument signs are permitted; no pole-mounted signs are allowed.

3.2 No back lit, or internally lit signs.

3.3 Construct signs with durable materials that are easy to maintain.

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4. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Standards:

4.1 Screen parking areas where they face a public street to minimize the visual impact of parked vehicles.

4.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

4.3 Plant street trees to soften architecture and provide shade and comfort to pedestrians.

4.4 Screen using vegetation, fencing, or a combination. The landscape buffer yard standards for the Urban Zoning Overlay District shall apply on the west side of Myatt Drive.

Bonding for all required improvements shall take place prior to the issuance of building permits and shall be phased in accordance with the Phasing Plan.

C. Building Standards

Subdistrict 2 is intended to create a boulevard-style corridor with moderate to shallow setbacks and building scale that reflect the context of the area and to meet the daily needs of residents by providing a mix of housing and businesses in a pedestrian-scaled environment.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 2. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended. Any new development within Subdistrict 2 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict.

BUILDING REGULATIONS: Subdistrict 2.

- Setbacks.

  Commercial-

  Front: 5' min. - 10' max. Additional setbacks may be required to accommodate outdoor dining, adequate pedestrian buffers, and wide sidewalks.

  Rear: 20' min.

  Side: 0' min. for primary structures; 6' min. for parking along side streets.

  Residential-

  Front: 10' min. - 15' max.

  Rear: 20' min.

  Side: 5' min. for primary structures; 6' min. for parking along side streets.

- Height
  - 14' min. - Three Stories / 45' max.

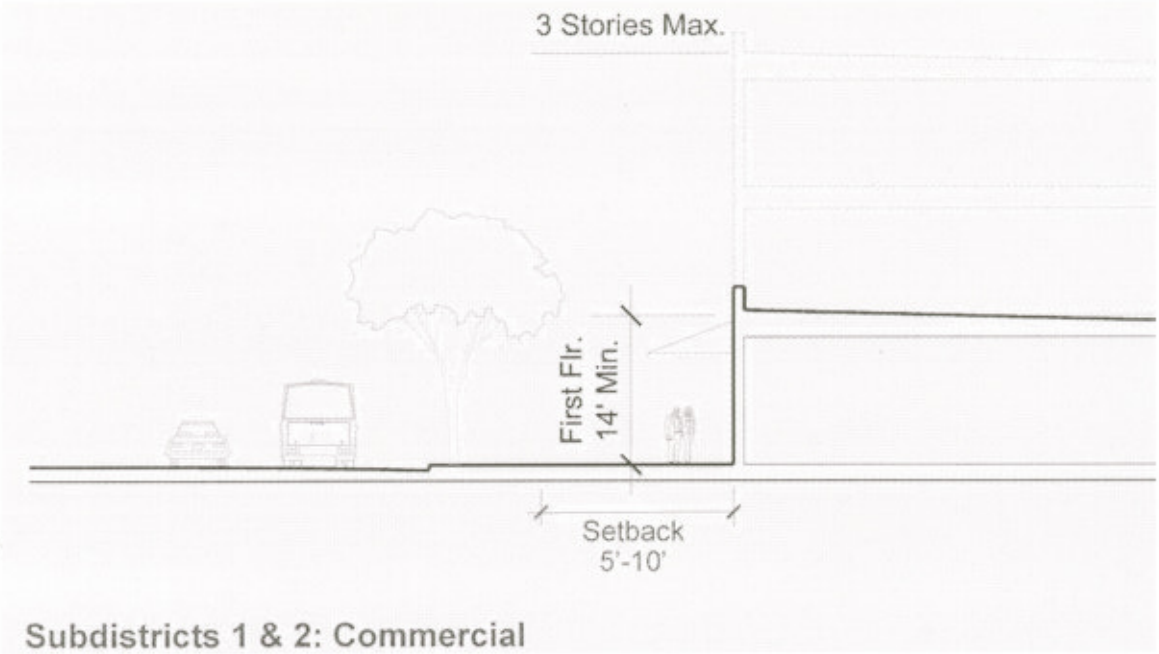
- Massing and Scale
  - A primary pedestrian/customer entrance shall be located along Myatt Drive for those properties located along Myatt Drive. A primary pedestrian/customer entrance shall be located along Anderson Lane for those properties located along Anderson Lane. Minimum glazing requirement of 35 percent for first story, and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recesses and projections a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of facade length.

- Parking Location
  - Behind or if necessary beside the structure

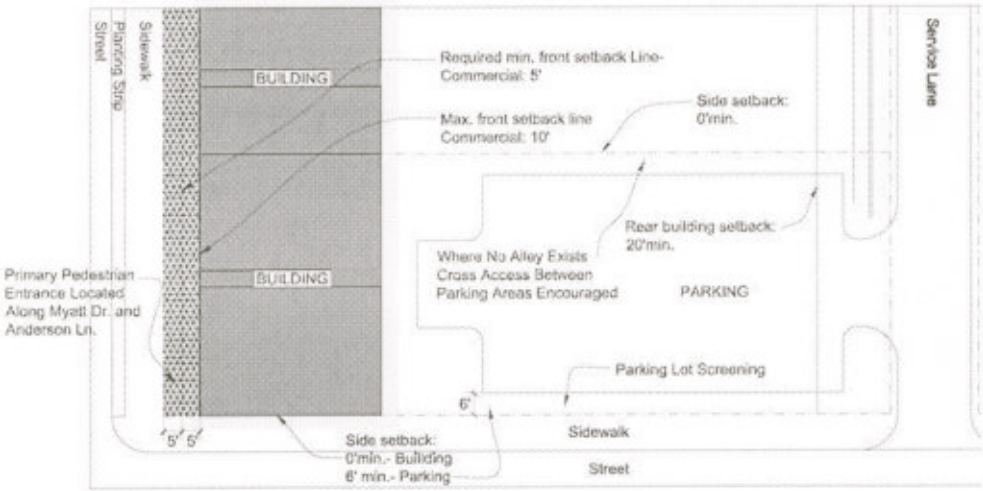
- Streetscape
  - Street trees in wide planting strips; street furniture where appropriate.

- Signage
  - Building Sign- Projecting; Building Sign- Wall Mounted; Awning Sign. (See "Signage Standards" for additional signage regulation.)

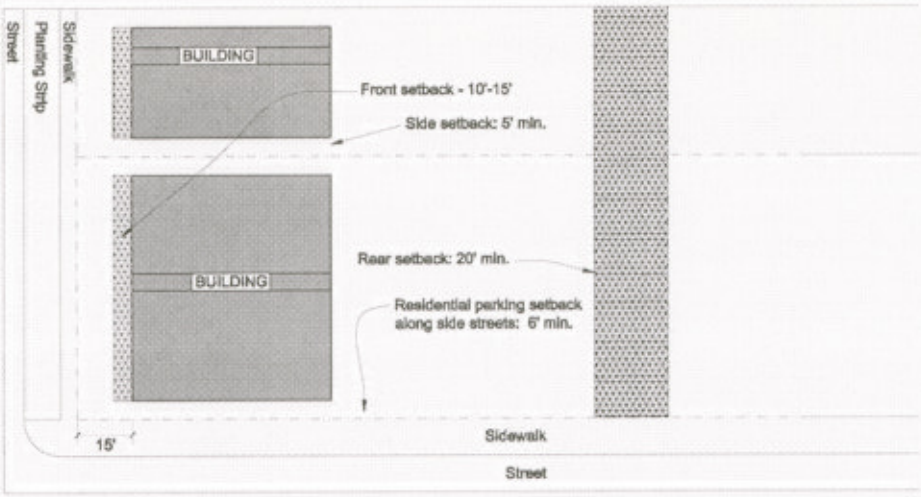
- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal Buildings; Brightly colored Exterior Siding



Subdistricts 1 & 2: Commercial



Subdistrict 1 & 2: Commercial



Subdistrict 2: Residential

D. Land Uses

Except as specifically excluded herein, the land uses permitted in Subdistrict 2 shall be determined by reference to the zone districts listed in Table 2, below. The land use areas listed in Table 2 are those shown on the Detailed Land Use Map for Subdistrict 2 that is included in this Specific Plan.

Table 2

Subdistrict 2 Land Use Area	Zone District for Land Use Purposes
Mixed Use	MUL

Excluded Uses

Adult bookstore
Adult video store
Bar/nightclub
Heavy equipment sales and service
Light manufacturing
Mobile storage unit
Automobile sales, new
Automobile sales, used
Automobile service
Automobile repair
Automobile parking (except as necessary for a land use permitted under this SP)
Nonresidential drug treatment facility
Pawn shops
Temporary labor hall
Title loan
Warehouse
Scrap operation
Wrecker service
Mobile home dwelling
Carpet cleaning
Major appliance repair

E. Standards Not Specifically Included in This Plan

For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the standard Zoning Code requirements of the district listed in Table 2 shall apply in Subdistrict 2.

Subdistrict 3: Anderson Lane Residential Transition

A. Development Guidelines

The development guidelines should be reviewed as a general guide for appropriate building placement, parking arrangement, signage, landscaping, and street design, all of which are described in greater detail in later subsections. The development guidelines were created with traditional planning principles to provide a more walkable, integrated community with a true sense of place. To create this integrated community with a unique sense of place, new development must embrace the following basic principles within Subdistrict 3:

- Provide meaningful transportation options;
- Provide vehicular access from joint access points to minimize vehicular/pedestrian conflict points;
- Screen off-street parking from public view;
- Encourage development with moderate to shallow setbacks;
- Provide sidewalks with wide planting strips and street trees in planting strip;
- Provide pedestrian scale lighting;
- Provide street furniture at transit nodes; and
- Encourage land uses as guided by the SP.

B. System Regulations

1. Transportation, Parking & Access

Goal: To encourage meaningful transportation options.

Standards:

1.1 Vehicular access to single-family attached and multi-family lots shall be from joint access points to minimize vehicular/pedestrian conflict points.

1.2 Provide cross access for parking with all new single-family attached and multi-family development.

1.3 Place off-street parking for all single-family attached and multi-family development to the rear of buildings wherever possible and to the side only if necessary.

1.4 Screen all single-family attached and multi-family off-street parking from public view.

1.5 The Conceptual Access Management Plan shall be used to guide access management within Subdistrict 3.

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2. Streetscape

Goal: To create a streetscape that provides an attractive and safe environment for all users, including pedestrians.

Standards:

2.1 Provide sidewalks with planting strips that are wider than the standard minimum planting strips and street trees in planting strip.

2.2 Accommodate transit with the addition of bus shelters and other improvements.

2.3 Include formal street furniture such as trash receptacles and benches at high volume transit nodes.

2.4 Use lighting scaled to serve pedestrians and vehicles.

2.5 Locate and/or screen utility boxes from public view.

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3. Landscaping and Buffering

Goal: To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

Standards:

3.1 Screen single family attached and multi-family parking areas where they face a public street to minimize the visual impact of parked vehicles.

3.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from public streets.

3.3 Plant street trees to soften architecture, provide shade and comfort to pedestrians, and minimize storm water impact.

3.4 Screen using vegetation, fencing, or a combination. The landscape buffer yard standards for the Urban Zoning Overlay District shall apply.

Bonding for all required improvements shall take place prior to the issuance of building permits and shall be phased in accordance with the Phasing Plan.

C. Building Standards

Subdistrict 3 is intended to create a pedestrian-friendly residential corridor with moderate to shallow setbacks and building scale that reflect the context of the area and to provide for the housing needs of residents by providing a mix of housing types along the south side of Anderson Lane between May Drive and Myatt Drive.

Building Regulations

These Building Regulations specify the types of development that are generally appropriate throughout Subdistrict 3. Concepts such as "Floor Area Ratio" used in the standard Zoning Code are replaced with height, setback, building placement, and massing requirements. Other specific standards are also included to provide a means of guiding the intensity of development intended within each area. Any new single-family attached or multi-family development within Subdistrict 3 must utilize the Building Regulations to determine the appropriate height, physical configuration, and design characteristics of buildings in the subdistrict. For single-and two-family development, the standards of the R6 zoning district shall apply.

BUILDING REGULATIONS: Subdistrict 3.

- Setbacks.
  Single-Family Attached and Multi-Family Residential-
  Front: 10' min. - 15' max.
  Rear: 20' min.
  Side: 5' min. for primary structures; 6' min. for parking along side streets.

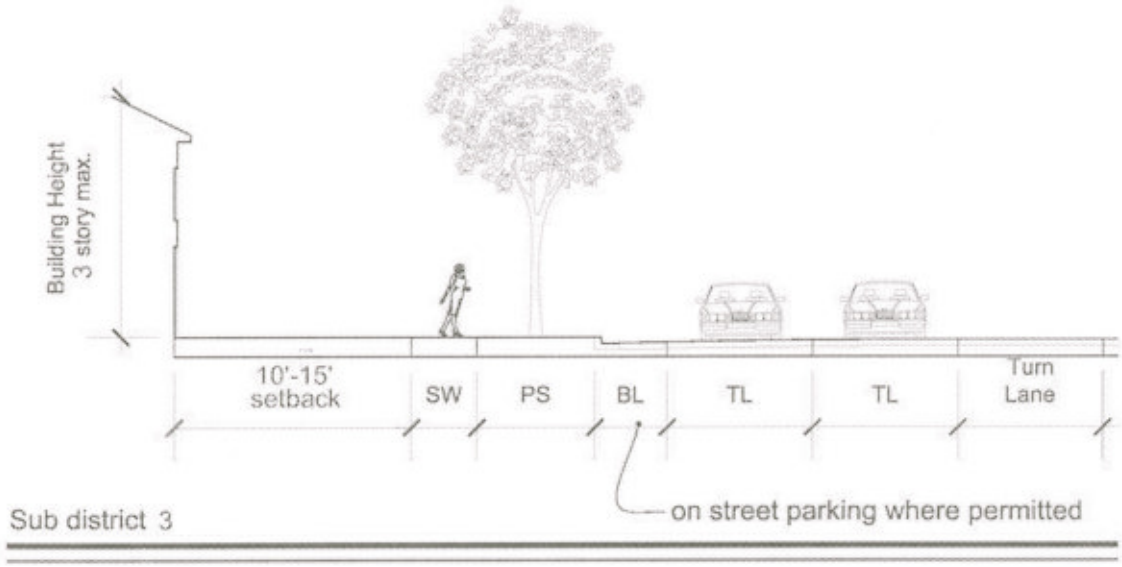
- Height
  - Three Stories max / 35'

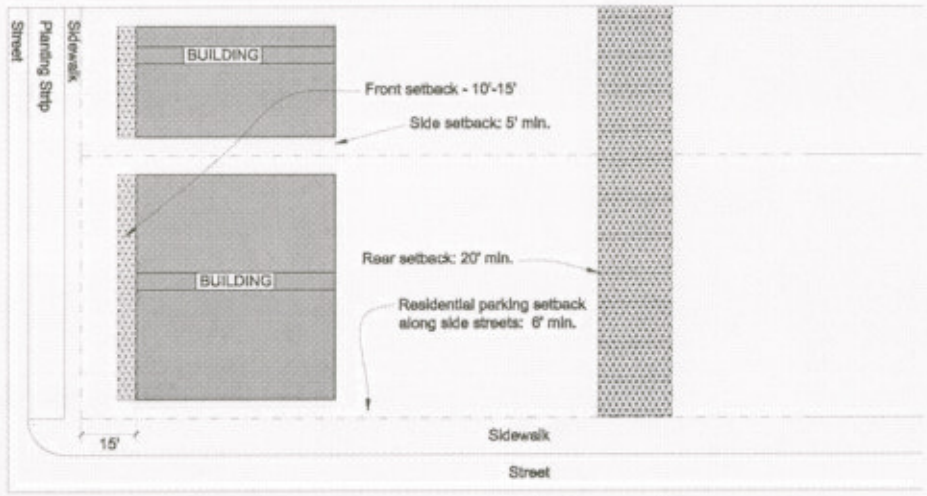
- Massing and Scale
  - A primary pedestrian entrance shall be located along Anderson Lane, defined by architectural features such as stoops, steps, porches, roof projections, and windows.

- Parking Location
  - Behind or if necessary beside the structure

- Streetscape
  - Street trees in wide planting strips; street furniture where appropriate.

- Building Materials
  - Not Permitted- All Plastics; Plywood; Unfinished Concrete Blocks; Metal Buildings; Brightly colored Exterior Siding





Subdistrict 3: Residential

D. Land Uses

Except as specifically excluded herein, the land uses permitted in Subdistrict 3 shall be determined by reference to the zone districts listed in Table 3, below. The land use areas listed in Table 3 are those shown on the Detailed Land Use Map that is included in this Specific Plan.

Table 3

Subdistrict 1 Land Use Area	Zone District for Land Use Purposes
Mixed Housing	RM20

E. Standards Not Specifically Included in This Plan

For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the standard Zoning Code requirements of the district listed in Table 3 shall apply in Subdistrict 3.

Signage Standards

The following standards for signage within the Myatt Drive - Anderson Lane SP have been created to prohibit excessive and confusing sign displays, enhance the appearance of the overall corridor, relate to a pedestrian environment, and encourage signage that will be integrated and harmonious with future buildings and their surroundings. These standards are regulatory and apply in addition to the specific standards set out for each subdistrict. In the event of a conflict between these general signage regulations and regulations for a specific subdistrict, the subdistrict regulations shall control.

A. General Requirements

1. Signs shall be limited to the name of the business and/or insignia. Words describing the specific type of use are also permitted (bakery, market, law office, etc.).
2. Prohibited signs include: pole-mounted signs, portable signs, temporary signs, off-site advertising (including additional billboards beyond those present as of the date of adoption of this SP zoning district), signs with changeable copy (excluding theater marquees and gasoline prices), and signs with moving parts, flashing/moving lights, or video signs.

B. Types of Signs

The following types of signs shall be permitted within the Myatt Drive - Anderson Lane SP district:

1. Ground Sign – Monument
2. Building Sign – Projecting
3. Building Sign – Wall Mounted
4. Awning Sign

C. Number of Signs

1. One monument sign per street frontage is allowed for multi-tenant principal buildings or for single free-standing buildings.
2. In addition to the monument signage allowed, each occupant of a multi-tenant building may display up to two on-premises building signs up to a maximum of six signs per building. Free-standing buildings are also allowed up to two on-premises building signs. Awnings signs shall be counted as building signs for means of calculation.

D. Location of Signs

1. Signs shall be located so as not to obscure key architectural features of the building or door or window openings.

2. All monument signs shall have a minimum setback of five feet from any public right-of-way.
3. A minimum clearance of eight feet shall be provided for any portion of a building or awning sign.

E. Size of Signs

a. Monument signs shall have a maximum sign area of 48 square feet, and shall not exceed six (6) feet in height or three (3) feet in height of any portion of the sign located within 15 feet of a driveway.
b. Projecting building signs shall have a maximum sign area of 12 square feet.
c. Wall mounted building signs shall have a maximum sign area of 48 square feet.
d. Awning signs shall have a maximum sign area of 50 percent of the surface area of the awning.

F. Illumination of Signs

Signs that are to be lighted shall be spotlighted, or externally-lit. Individually lit letters shall be permitted.

G. Exemptions

The items listed in 17.32.040 of the Metro Code are exempt from operation of the provisions contained in this SP, provided they are not placed or constructed to be in violation of Section 17.20.180, or to create a hazard of any kind through the obstruction of vision by motorists and pedestrians.